



Existing Site and Context



Local Amenities and Services



Enabling Policies – Grandview-Woodland Community Plan

Commercial-Broadway Station Precinct Sub-Area



Enabling Policies – Grandview-Woodland Community Plan

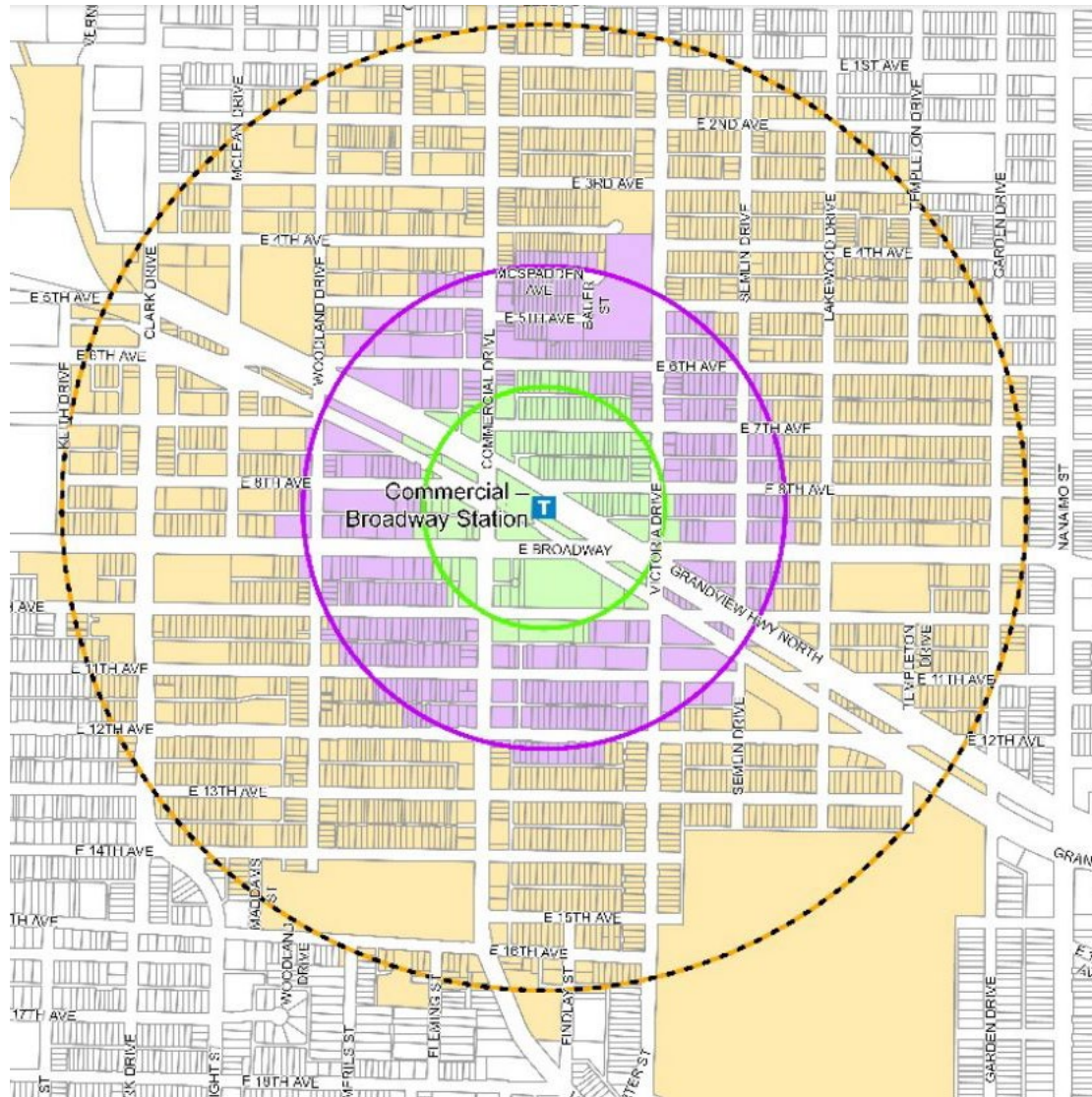
Safeway Site – Conceptual Site Diagrams

- Grocery retail of approximately 50,000 sq. ft. in a 1- or 2-storey configuration
- Heights:
 - Perimeter 6-storeys above a retail base
 - 12- to 24-storeys above a retail base
- Density: up to 5.7 FSR
 - Residential up to 4.5 FSR
 - Commercial uses at least 1.2 FSR
- Generous, centrally-located public plaza at grade
- Building arrangement to optimize the use of public open space



Note: These conceptual plans are for illustrative purposes only. They are not intended to be prescriptive but to clearly illustrate concepts that could fulfill the intent of this plan. A rezoning is likely to be necessary and detailed project design determined at that stage.

Transit Oriented Areas



200 m: Up to 20 storeys / 5.50 FSR

400 m: Up to 12 storeys / 4.00 FSR

800 m: Up to 8 storeys / 3.00 FSR



Rezoning Policy for Sustainable Large Developments



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

Adopted by City Council on July 25, 2018

*Effective Date September 1, 2018**

Amended on September 15, 2020, January 19, 2021, July 20, 2021, July 25, 2023, October 4, 2023, and April 23, 2024

Note: This policy replaces Revised Action A-2 of the EcoDensity/EcoCity Revised Charter and Initial Actions

** Note: The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.*

This policy is effective September 1, 2018 and is mandatory for all large development rezoning applications accepted as complete on or after September 1, 2018.

Large developments are those that:

- (a) Involve a land parcel or parcels having a total site size of 8,000 sq. m (1.98 acres) or more, or
- (b) Contain 45,000 sq. m (484,375 sq. ft.) or more of new development floor area

Projects that are limited in scope may be excluded from the requirements of this policy, including:

- (a) Text amendments to the existing zoning for minor changes to large developments
- (b) Projects that contain less than 4,700 sq. m (50,590 sq. ft.) of new development.

In such cases, a request for partial or total exemption from the policy requirements should be discussed with the rezoning planner prior to rezoning application submission. Alternatives can be considered and, if warranted, some of the requirements may be waived by the Director of Planning in cases of hardship or conflict between requirements.

OVERALL POLICY INTENT

Large developments are expected to demonstrate leadership in sustainable design. While the policy is divided into sections for ease of readability and implementation, it is expected that large developments will use an integrated design approach and employ district-scale solutions where appropriate.

Note that City staff may involve external agencies such as TransLink, Vancouver School Board, and Vancouver Coastal Health to inform the rezoning review.

April 2024

- Policy applies
- Turnkey social housing for strata projects
- Alternative approach for rental projects
- Community Benefits Agreement Policy

Proposal

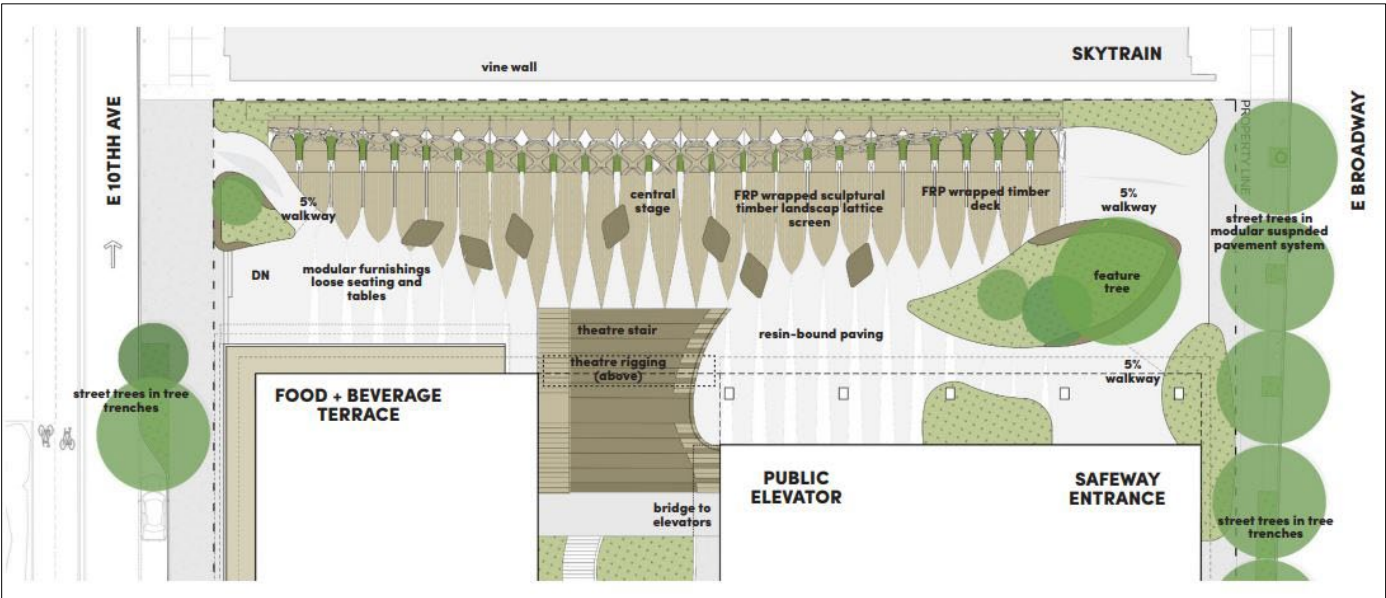
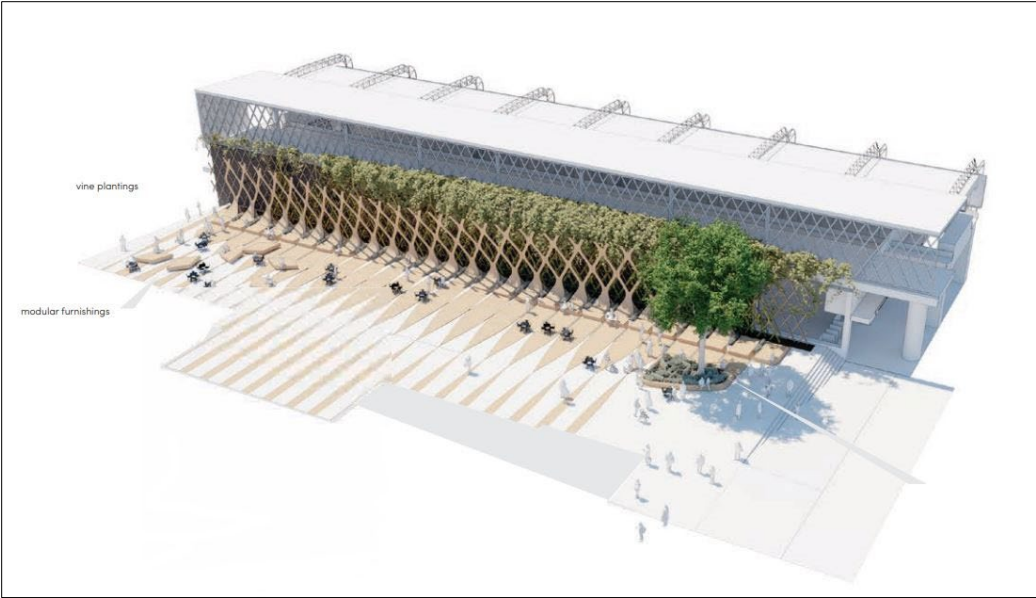
- Application submitted May 6, 2024
- Three towers above a retail base

Tower	Storeys	Height (top amenity/ appurtenances)
A	44	146 m
B	38	127 m
C	37	123 m

- 8.30 FSR
- 1,044 rental units, including 104 units (10% of units) secured at city-wide average market rent
- Large-format grocery store & additional commercial retail
- Turnkey 37-space childcare
- 3 levels of underground parking
- Public plaza & upper-level courtyard



At-Grade Public Plaza



Average Market Rents

	Starting Rents Proposed for City-wide Average Market Rental Units		Market Rent in Newer Buildings Eastside		Ownership Median-Priced Apartment on Eastside (with 20% down payment)		
	City-wide Average Rent (2024) ¹	Average Household Income Served	Average Rents ₂ (2024)	Average Household Income Served	Monthly Costs of Ownership (2021)	Average Household Income Served	Down-payment at 20%
Studio	\$1,618	\$64,720	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	\$1,837	\$73,480	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	\$2,565	\$102,600	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	\$3,524	\$140,960	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

1. Starting rents shown city-wide average rent for all private apartments as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the city-wide average market rent for all private apartments current at the time of occupancy permit issuance.

2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later across the city of Vancouver.

3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

Public Consultation

**Postcards Mailed
June 19, 2024**

**City-hosted
Q&A Period
June 19 to July 2, 2024**

**City-hosted
In-person information session
June 25, 2024**

Postcards distributed	5,077
------------------------------	--------------

Questions	19
------------------	-----------

Comment forms	427
----------------------	------------

Other input	31
--------------------	-----------

Total	477
--------------	------------

Aware: 628

Informed: 218

Engaged: 80

Attendees	127
------------------	------------

Comment forms	28
----------------------	-----------

Public Consultation

Support

- Density and location
- Rental and affordable housing
- General support
- Neighbourhood impact
- Building design

Concerns

- Affordable housing
- Height, density and design
- Neighbourhood impact
- Policy and process
- Public space
- Parking and traffic
- Parks and green space

Response to Feedback

- Current C-3A zoning allows 3.0 FSR, limits land lift
- Rental housing proposed instead of strata housing envisioned in *Plan*
- Height and density exceed *Plan*
- Site is adjacent to transit hub and generally meets intent of the *Plan*
- Parks within walking distance
- At-grade plaza and upper-level courtyard proposed

Public Benefits

Rental Housing

- 1,044 rental units, with no displacement

Community Amenity Contribution (CAC)

- 10% of residential floor area secured at city-wide average market rent
- Turnkey 37-space childcare

Development Cost Levies (DCLs)

- \$32,853,490

Other

- Public Art contribution of \$1,736,955

Conclusion

- Meets intended uses in *Grandview-Woodland Community Plan*
- Exceeds anticipated height and density in the *Plan*
- Staff support proposal, as context has changed since *Plan* approval
- Staff recommend approval subject to conditions in Appendix B of the report.

